



Offices at Barton Court, Highworth SN6 7AG  
TO LET

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property llp

# Offices at Barton Court

## Highworth SN6 7AG

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Swindon 7 miles - Cirencester 17 miles

A range of offices and a retail unit to let. Single rooms to larger suites in the busy Market Town of Highworth.

Lying to the rear of 11 and 12 High Street Highworth in an attractive Courtyard. The units offer flexible space on both ground and first floor level.

### AREAS

Unit 1 62.24m<sup>2</sup> £5,700 pa plus VAT

Unit 2 37.52m<sup>2</sup> £4,600 pa plus VAT

Unit 4 59.70m<sup>2</sup> £6,200 pa plus VAT

Unit 5 Now Let

Unit 6\* 46.20m<sup>2</sup> £7,000 pa plus VAT

\*Unit 6 has been used for retail by a previous tenant.

### SERVICES

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.

Mains electricity, water and drainage and in part gas central heating.

### TERMS

Flexible terms are available. The Landlord will charge a proportionate Service Charge to each Tenant to cover the external maintenance and repair of the building as well as reclaiming a share of the Insurance Premium. The Tenant is responsible for all internal repair and decoration and external window decoration.

### ENERGY PERFORMANCE CERTIFICATE

Offices 1,2,4 and 5 are rated D84

Office/Retail unit 6 is rated D77.

### RATEABLE VALUE

If let independently the units are likely to have Rateable Values below the current threshold for Small Business Rate Relief so are exempt from the payment of



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